

RES23-207 Testimony

MISC. COMM. 554

EXECUTIVE MANAGEMENT (EM)

EXECUTIVE MANAGEMENT (EM) Meeting

Meeting Date: Oct 18, 2023 @ 03:30 PM

Support: 4

Oppose: 8

I wish to comment: 1

Name: Dr. Shellie Habel	Email: skey@hawaii.edu	Zip: 96825
Representing: University of Hawaii Climate Resilience Collaborative and Hawai'i Sea Grant College Program	Position: Support	Submitted: Oct 13, 2023 @ 01:40 PM
Name: Dr. Chip Fletcher	Email: fletcher@soest.hawaii.edu	Zip: 96734
Representing: University of Hawaii Climate Resilience Collaborative	Position: Support	Submitted: Oct 13, 2023 @ 01:42 PM
Name: Debi Bishop	Email: Debi.Bishop@hilton.com	Zip: 96815
Representing: Hilton Hawaiian Village Waikiki Beach Resort	Position: Oppose	Submitted: Oct 17, 2023 @ 10:49 AM
Name: Jerry Gibson	Email: jerry.gibson@marriott.com	Zip: 96815
Representing: Hawaii Hotel Alliance	Position: Oppose	Submitted: Oct 17, 2023 @ 10:49 AM
Name: Rick Egged	Email: rick@waikikiimprovement.com	Zip: 96815
Representing: Waikiki Improvement Association	Position: Oppose	Submitted: Oct 17, 2023 @ 01:11 PM
Name: Rick Egged	Email: rick@waikikiimprovement.com	Zip: 96815
Representing: Waikiki Improvement Association	Position: Oppose	Submitted: Oct 17, 2023 @ 01:31 PM
Name: Jeff Wagoner	Email: jeff.wagoner@outrigger.com	Zip: 96815
Representing: Outrigger Hospitality Group	Position: Oppose	Submitted: Oct 17, 2023 @ 03:04 PM
Name: Mufi Hannemann	Email: mhannemann@hawaiilodging.org	Zip: 96815
Representing: Hawaii Lodging and Tourism Association	Position: Oppose	Submitted: Oct 17, 2023 @ 06:09 PM
Name: Kekoa McClellan	Email: kekoamcclellan@gmail.com	Zip: 96782
Representing: Hawaii Hotel Alliance	Position: Oppose	Submitted: Oct 18, 2023 @ 08:11 AM
Testimony: Aloha,		

I will be present.

Mahalo,

Kekoa McClellan

Name: Sean Dee	Email: sean.dee@outrigger.com	Zip: 96815
Representing: Outrigger Hospitality Group	Position: I wish to comment	Submitted: Oct 18, 2023 @ 09:14 AM

Testimony:

Written testimony from Outrigger Hospitality Group was sent via link yesterday before the deadline in opposition of the resolution. Will also attend via zoom link live during the hearing, mahalo for your consideration.

Name: Sean Dee	Email: sean.dee@outrigger.com	Zip: 96815
Representing: Outrigger Hospitality Group	Position: Oppose	Submitted: Oct 18, 2023 @ 09:36 AM

Testimony:

I have not yet received the zoom link for testimony, so resubmitting request. We are opposing the resolution. Mahalo

Name: Dana Bergeman	Email: dana@bergemangroup.com	Zip: 96813
Representing: Bergeman Group	Position: Support	Submitted: Oct 18, 2023 @ 01:27 PM

Name: Zhizi Xiong	Email: Alohdivinedesign@gmail.com	Zip: 96817-2707
Representing: CARES	Position: Support	Submitted: Oct 18, 2023 @ 03:16 PM

Testimony:

CARES testifies in strong support.



Dr. Shellie Habel

Coastal Hydrologist & Geologist, Climate Resilience Collaborative

Research Specialist, Hawai'i Sea Grant College Program

University of Hawai'i at Mānoa

skey@hawaii.edu

October 13, 2023

Aloha, Chair Waters, Vice-Chair Say, and Councilmembers,

I am providing written support for Resolution 23-207 entitled "PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO THE WAIKIKI SPECIAL DISTRICT."

My name is Dr. Shellie Habel, and I serve as a Research Specialist for the University of Hawai'i Sea Grant College Program and a Coastal Hydrologist/Geologist for the Climate Resilience Collaborative, housed within the University of Hawai'i School of Ocean and Earth Science and Technology. My specialization lies in researching the effects of inland sea-level rise-induced flooding, encompassing groundwater inundation, storm drain backflow, and compound flooding. As part of my research, I employ advanced monitoring and modeling techniques to forecast future impacts, contributing essential information for strategic planning and policy development.

In coastal regions, the presence of shallow groundwater presents a significant challenge, particularly in its impact on building structures. The increased salt corrosion associated with this shallow groundwater can result in foundation deterioration and a subsequent reduction in a building's load-bearing capacity. Furthermore, this corrosion can lead to the expansion of reinforcing materials like rebar, causing structural issues such as spalling. It's important to highlight that, as emphasized in recent research by Abdelhafez et al. (2022), these structural problems often go unnoticed due to the difficulty of accessing submerged building components, inadvertently allowing the hidden spread of corrosion into a building's superstructure. This type of corrosion can occur even before direct contact with groundwater, primarily through capillary rise, where moisture infiltrates overlying soils. Elevated water levels can further exacerbate the situation, leading to damage to foundations due to water-pressure-induced uplift, often referred to as heave.

The recent tragic collapse of the Champlain Towers South condominium in Surfside, Florida underscores the critical need for comprehensive inspections of coastal structures. Although the exact cause of the collapse remains undetermined, an investigation into the incident revealed recurring inundation of the building's basement floor by tidally influenced coastal groundwater. This underscores the urgency of implementing additional construction and structural assessment requirements in coastal urban areas, with a specific focus on high-rise buildings in regions characterized by critically shallow water tables.

Based on direct observations of coastal groundwater in the Waikiki area, it is evident that groundwater levels are critically shallow, measuring less than 1.5 meters (4.9 feet) below ground level. This finding underscores the necessity of regular assessments for high-rise structures throughout Waikiki. It's worth noting that local sea levels in Honolulu have risen by approximately 0.5 feet over the past century, and this trend is projected to continue, supported by nationally recognized organizations, including the Intergovernmental Panel on Climate Change (IPCC). In coastal zones, there is a direct connection between groundwater and seawater. Sea level serves as the baseline for the movement of water within coastal aquifers, and, correspondingly, the dynamic equilibrium of the water table and the saltwater interface shifts in response to long-term changes in sea level. This leads to elevated and more saline coastal groundwater as sea levels rise.

Addressing these challenges is essential to ensure the resilience of coastal communities in the face of rising sea levels and the associated threats to infrastructure.

Thank you, I am available for questions.

Respectfully,

Shellie Habel

Dr. Shellie Habel

For additional insights into the effects of shallow coastal groundwater in urbanized regions, please see our recent comprehensive review published in the peer-reviewed journal, *Annual Review of Marine Science*:

Habel, S., Fletcher, C. H., Barbee, M. M., & Fornace, K. L. (2023). Hidden Threat: The Influence of Sea-Level Rise on Coastal Groundwater and the Convergence of Impacts on Municipal Infrastructure. *Annual Review of Marine Science*, 16.

Reference Cited:

Abdelhafez, M. A., Ellingwood, B., & Mahmoud, H. (2022). Hidden costs to building foundations due to sea level rise in a changing climate. *Scientific Reports*, 12(1), 14020.



Dr. Charles “Chip” Fletcher

Director, Climate Resilience Collaborative

Interim Dean, School of Ocean and Earth Science and Technology at the
University of Hawai‘i at Mānoa

fletcher@soest.hawaii.edu

October 13, 2023

Aloha, Aloha, Chair Waters, Vice-Chair Say, and Councilmembers,

I am providing written STRONG support for Resolution 23-207 entitled “PROPOSING AN AMENDMENT TO CHAPTER 21, REVISED ORDINANCES OF HONOLULU 2021 (THE LAND USE ORDINANCE), RELATING TO THE WAIKIKI SPECIAL DISTRICT.”

In Waikīkī, as with other coastal areas, there is a direct connection between groundwater and seawater. Sea level serves as the baseline for the movement of water within coastal aquifers, and, correspondingly, the dynamic equilibrium of the water table and the saltwater interface shifts in response to long-term changes in sea level. This leads to elevated and more saline coastal groundwater as sea levels rise.

In coastal regions such as Waikīkī, the presence of shallow groundwater presents a significant challenge, particularly in its impact on building structures. The increased salt corrosion associated with this shallow groundwater can result in foundation deterioration and a subsequent reduction in a building's load-bearing capacity. This corrosion can lead to the expansion of reinforcing materials like rebar, causing structural issues such as spalling. It is important to highlight and recent research has documented that these structural problems often go unnoticed due to the difficulty of accessing submerged building components, inadvertently allowing the hidden spread of corrosion into a building's superstructure.¹ This type of corrosion can occur even before direct contact with groundwater, primarily through capillary rise, where moisture infiltrates overlying soils. Elevated water levels can further exacerbate the situation, leading to damage to foundations due to water-pressure-induced uplift, often referred to as heave.

Implementing additional construction and structural assessment requirements in coastal areas such as Waikīkī is urgently needed. These requirements must specifically focus on high-rise buildings in regions characterized by critically shallow water tables, my research group has documented in Waikīkī.² Based on direct observations of coastal groundwater in the Waikiki area, it is evident that groundwater levels are critically shallow, measuring less than 1.5 meters (4.9 feet) below ground level. This finding underscores the necessity of regular assessments for high-rise structures throughout Waikiki. It's worth noting that local sea levels in Honolulu have risen by approximately 0.5 feet over the past century, and this trend is projected to continue

Each year, Waikīkī and Hawai‘i’s coastal communities grow increasingly vulnerable to the dangers of groundwater intrusion, wave impacts, coastal erosion, high tide flooding, and storm surge, all of which are exacerbated by sea level rise. The National Oceanic and Atmospheric Administration

¹ Abdelhafez, M. A., Ellingwood, B., & Mahmoud, H. (2022). *Hidden costs to building foundations due to sea level rise in a changing climate*. Scientific Reports, 12(1), 14020.

² Habel, S., Fletcher, C. H., Barbee, M. M., & Fornace, K. L. (2023). Hidden Threat: The Influence of Sea-Level Rise on Coastal Groundwater and the Convergence of Impacts on Municipal Infrastructure. *Annual Review of Marine Science*, 16.

projects that Hawai‘i will experience 1.3 to 8.0 feet of sea level rise by 2100, with an **Intermediate projection of 3.9 feet** (relative to 2005 sea level).³ Further, Hawai‘i is projected to experience sea level rise that is 16% to 20% higher than the global average.⁴ The 6th Assessment Report of the Intergovernmental Panel on Climate Change states with high confidence that “**sea level is committed to rise for centuries to millennia** due to continuing deep-ocean warming and ice-sheet melt and will remain elevated for thousands of years.”⁵

I sincerely appreciate your time and effort to consider my comments. Please feel free to contact me if you have any questions about the substance of my letter.

Respectfully,

C. Fletcher

Charles Fletcher

³ Sweet, W. V., et al. (2022) *Global and Regional Sea Level Rise Scenarios for the United States: Up- dated Mean Projections and Extreme Water Level Probabilities Along U.S. Coastlines*. NOAA Technical Report NOS 01. National Oceanic and Atmospheric Administration, National Ocean Service, Silver Spring, MD, 111 pp.
<https://oceanservice.noaa.gov/hazards/sealevelrise/noaa-nos- techrpt01-global-regional-SLR-scenarios-US.pdf>.

⁴ *Id.*

⁵ AR6 WGI SPM p.21 B.5.4.



October 17, 2023

The Honorable Tommy Waters
Chairman, The Honolulu City Council

And,

The Honorable Members of The Honolulu City Council

Regarding: Testimony in **Opposition of Resolution 23-207**

Aloha Chair Waters, Vice-Chair Kiaaina, and Honorable Members of the Honolulu City Council,

Mahalo for the opportunity to provide comments on behalf of the Hawaii Hotel Alliance ("HHA") in opposition to Resolution 23-2017.

First and foremost, thank you for this opportunity to discuss our industry's ongoing efforts to embrace "long-term preparedness for sea level rise adaptation" and its impact on Waikiki. As an industry, we have long sought out Federal, State and County engagement to support reasonable solutions and investment in Waikiki. The Waikiki shoreline is more than the economic engine of our City, it is a cherished gathering space for our kamaaina families and a cultural piko for our first people. As changes to the LUO process can be arduous, we offer these brief comments for your consideration at first reading. Should the measure advance, we will provide additional context and data and as always are available to address any questions that the Council may have of our team and membership.

As written, Resolution 23-207:

It doesn't make sense that we only target Hotels, only in Waikiki.

Talk to Nanakuli, talk to the residential units.

If this is a concern, the concern should be applied to the entire County, not just one specific property type in one special district.

-Narrowly targets the membership of the Hawaii Hotel Alliance.

The Hawaii Sea Level Rise Vulnerability and Adaptation Report referenced in this resolution is “intended to provide a state-wide assessment of Hawaii’s vulnerability to sea level rise.” The application of the Sea Level Rise Viewer’s predictive modeling to one particular property type in one specific zoning area is an overly narrow application of this tool. This type of ‘targeting’ could create legal complications for the legislation. The Sea Level Rise Viewer does not discern between a property’s zoning use and the potential erosion hazards given the model’s prediction of 3.2 feet of sea level rise because climate change is agnostic to our land use decisions. Using this viewer, whole communities in the City and County of Honolulu are cut off from access to their main thoroughfares, City Parks and infrastructure are damaged, industrial facilities in West Oahu are inundated, and thousands of residential units and small businesses across all of our City’s zoning districts are impacted. Narrowly targeting our hotels doesn’t make sense.

-Creates a costly redundancy of industry best-practices.

As an industry, our members put great effort into the maintenance of their properties. As our communities demanded higher paying guests who spend most of their time in our resort districts, the industry responded by investing billions in renovations, repairs, and new construction in Waikiki. These renovations are subject to the City’s rigorous zoning and planning standards. Brand operators require standards of care by which owners comply that include regular maintenance schedules and repairs recommended by the Hotel’s engineer, facility / plant managers, architects, team members and consultants. The very nature of hotel transactions (when a property changes ownership) triggers environmental and structural assessments that are required for financing. But most importantly, our members are proud of their properties and take care of them. The requirement outlined in the proposed LUO change is duplicative of these efforts and a costly mandate on an industry that has borne the brunt of the COVID recession.

-Adds to the Department of Planning and Permitting’s workload.

The Department of Planning and Permitting is asked to do a lot. From permitting renovations and assisting in the rapid development of affordable housing units to cracking down on corruption and illegal short term rentals, simply put, DPP’s hands are full. This additional requirement will only add to DPP’s laundry list of kuleana and will require additional resources to fulfill.

-Confuses ongoing efforts to holistically address climate change in Waikiki, a kamaaina gathering space and the economic engine of Honolulu.

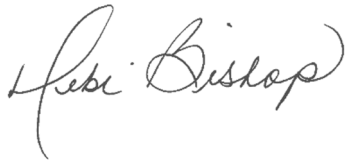
HHa’s membership is deeply committed to protecting Hawaii’s natural environment, engaging with and listening to the leadership of our host culture, and providing rewarding and enjoyable work environments for our members’ employees. Ensuring that Waikiki continues to be a place for Kamaaina to gather and for our visitors to support our economy is an integral part of this commitment.

To that effect, Industry leaders are actively engaged with the Department of Land and Natural Resources, with our State Legislators, with the Governor, community and industry partners, residents, with the Mayor, with this Council and with the very architects of the

referenced Sea Level Rise Viewer on the future of Waikiki. The requirements imposed by this resolution distract from the progress being done on multiple fronts to holistically address climate change and adaptation in Waikiki.

In summary, while the members of the Hawaii Hotel Alliance concur with the spirit of this legislation, we respectfully submit that this change to the LUO narrowly targets our membership, distracts from ongoing efforts to address climate change in Waikiki, and is a costly redundancy of industry best practices already in place. While we ask for your deferral on this measure, we also look forward to partnering with the Council to address climate change as we work to protect Waikiki for our residents, our guests, our employees and for the next generation who will call Honolulu home.

Mahalo,

A handwritten signature in cursive script, reading "Debi Bishop". The signature is written in dark ink and is positioned above the printed name and title.

Debi Bishop, Managing Director
Hilton Hawaiian Village



Gibson
Hawaii Hotel Alliance
October 17, 2023

Gerard C.
PresidentH

Council Chair Tommy Waters and
Members of the Committee on Executive Management
c/o Office of the City Clerk
Attention: Information Section
530 South King Street, Room 100
Honolulu, Hawaii 96813

**Re: Committee on Executive Management Special Meeting
Wednesday, October 18, 2023, 3:30 p.m.**

Testimony of Gerard C. Gibson in Opposition to Resolution 23-207

Dear Chair Waters and Members of the Committee on Executive Management:

My name is Jerry Gibson and I am the President of the Hawaii Hotel Alliance (“HHA”). On behalf of HHA’s members, representing more than 30,000 hotel rooms in Hawaii, we submit this testimony in opposition to Resolution 23.207 (the “Resolution”).

The Resolution would require all hotels located on a shoreline lot to perform a structural inspection of the hotel building within three years after the effective date of the ordinance, and every four years thereafter. The ostensible purpose of the Resolution is to make sure that hotel buildings are safe for residents, visitors and workers.

Having worked with Hyatt, Hilton and Marriott, there are annual management, operational reviews that are extremely extensive as to building character, spalling, electrical, plumbing, roof, elevator structure sewage – and more.

Their extensive audits are performed by professional outside companies. On top of that, all major hotels have professional staff on a year round basis that inspect and perform purposeful preventative maintenance on their buildings and landscape areas.

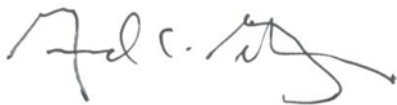
HHA believes the Resolution is unnecessary insofar as hotels are already fully incentivized to keep their buildings safe. Moreover, the Resolution would cause all hotels to incur substantial additional costs to pay for professional engineers or architects to evaluate hotel buildings, and additional red tape to complete

Council Chair Tommy Waters and
Members of the Committee on Executive Management
October 17 , 2023
Page 2 of 2

required filings with the Department of Planning and Permitting. This addition regulation and cost will not actually improve the condition of hotel buildings, but only add to the regulatory burden on hotels. We therefore ask and encourage you not to advance the Resolution.

Thank you very much for the opportunity to provide this testimony.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Jerry Gibson", with a stylized flourish at the end.

Jerry Gibson

HAWAII HOTEL
ALLIANCE



WAIKĪKĪ IMPROVEMENT ASSOCIATION

**Testimony of Rick Egged
President, Waikīkī Improvement Association**

Before the
**Honolulu City Council
Committee on Executive Management
Wednesday, October 18, 2023**
In consideration of

RESOLUTION 23-207

Aloha Chair Waters, Vice Chair Say and members of the Committee,

My Name is Rick Egged, representing the Waikīkī Improvement Association (WIA). The WIA is a membership organization consisting of landowners, hotels, retailers and restaurants in Waikīkī, the businesses that serve them and those interested in the future of this important part of our community and economy.

The Waikīkī Improvement Association (WIA) opposes Resolution 23-207.

WIA recognizes that the safety of shoreline hotels albeit all shoreline structures has risen in public awareness by the collapse of the Champlain Towers South condominium in Florida. However, in consultation with several of the subject properties WIA believes the diligence this measure calls for is already in effect. Property and company engineers regularly inspect structures for any developing issues including those that are climate change and sea level rise related.

WIA does not believe that an additional City mandated inspection by a licensed architect or engineer is necessary. Further WIA does not believe that the Department of Planning and Permitting (DPP) has the resources to evaluate the proposed reports.

WIA and the related Waikīkī Beach Special Improvement District Association (WBSIDA) is very aware of the challenges beach erosion, sea level rise and climate change in general mean for Waikīkī. We continue to work with the City administration and State of Hawaii Department of Land and Natural Resources (DLNR) to develop mitigation efforts to ensue Waikīkī remain a attractive and safe destination.



WAIKĪKĪ IMPROVEMENT ASSOCIATION

**Testimony of Rick Egged
President, Waikīkī Improvement Association**

Before the
**Honolulu City Council
Committee on Executive Management
Wednesday, October 18, 2023**
In consideration of

RESOLUTION 23-207

Aloha Chair Waters, Vice Chair Say and members of the Committee,

My Name is Rick Egged, representing the Waikīkī Improvement Association (WIA). The WIA is a membership organization consisting of landowners, hotels, retailers and restaurants in Waikīkī, the businesses that serve them and those interested in the future of this important part of our community and economy.

The Waikīkī Improvement Association (WIA) opposes Resolution 23-207.

WIA recognizes that the safety of shoreline hotels albeit all shoreline structures has risen in public awareness by the collapse of the Champlain Towers South condominium in Florida. However, in consultation with several of the subject properties, WIA believes the diligence this measure calls for is already in effect. Property and company engineers regularly inspect structures for any developing issues including those that are climate change and sea level rise related.

WIA does not believe that an additional City mandated inspection by a licensed architect or engineer is necessary. Further, WIA does not believe that the Department of Planning and Permitting (DPP) has the resources to evaluate the proposed reports.

WIA and the related Waikīkī Beach Special Improvement District Association (WBSIDA) is very aware of the challenges beach erosion, sea level rise and climate change in general mean for Waikīkī. We continue to work with the City administration and State of Hawaii Department of Land and Natural Resources (DLNR) to develop mitigation efforts to ensure Waikīkī remains a attractive and safe destination.



October 18, 2023

The Honorable Tommy Waters
Chairman, The Honolulu City Council and
Chairman of the Committee on Executive Management

And, The Honorable Members of The Honolulu City Council

Regarding: Testimony in **Opposition of Resolution 23-207**

Aloha Chair Waters and Honorable Members of the Honolulu City Council,

Thank you for the opportunity to provide comments on behalf of Outrigger Hospitality Group in opposition to Resolution 23-2017. Sea-level rise is top of mind for all Hawaii beachfront properties. Specific to Waikiki, we feel strongly that the adaptation and replenishment measures included in the current EIS would mitigate many of the issues that beachfront properties in Waikiki are now facing.

Resolution 23-207 duplicates existing practices for hotel owners and narrowly targets hotels in Waikiki, while putting an unfair burden on the Department of Planning and Permitting's existing workload. We are hopeful that this moment can be used as a discussion of what can work, specifically: community and industry led efforts to restore Waikiki Beach – as this is crucial for our short and long-term shoreline and sea level rise adaptation plans.

We are asking for support from this Council for these ongoing efforts, including the work with DLNR that has been shepherded by the Waikiki Improvement Association on the Waikiki Shoreline.

Due to Waikiki Beach being man made, it is critical to have a maintenance strategy in place. Over the last 20 years, an existing plan has been developed and phase one has been successfully implemented. What we need now is swift, immediate action to mitigate the significant erosion issues taking place. Then, we need to accelerate our efforts to execute the rest of this plan.

Without a stabilizing and energy-buffering beach to protect public and private coastal infrastructure, we can anticipate even larger and more expensive improvement projects to be required soon, including critical public access walkways and beaches that serve as important cultural, recreational and lateral access amenities.

As a Hawai'i-based company for the past 75 years – our corporate compass, "The Outrigger Way," (Ke 'Ano Wa'a) is a deep commitment to caring for our hosts, our guests and our place. This platform, developed by Hawaiian historian Dr. George Kanahale, serves as a cornerstone for the perpetuation of local culture and preservation of our environment.

Outrigger's link to the ocean is unbreakable; as a premier beach resort brand, we view stewardship of the ocean and shoreline near our resorts as integral to The Outrigger Way of caring for the place. Since 2014 – our global conservation initiative, OUTRIGGER Zone, has been focused on the health and resiliency of our ocean ecosystem. From planting and preserving 100 football fields of coral to educating our guests and partnering with dozens of like-minded nonprofits, OUTRIGGER Zone is now under a larger ESG platform which incorporates decreasing greenhouse gas emissions through energy, water and waste reduction. It also includes proactive engagement in sea level rise adaptation wherever necessary across our brand.

For years, Outrigger has been working diligently to promote common sense sea level rise adaptation strategies, with a focus on the Waikiki shoreline. As written, we believe that Resolution 23-2017 complicates and duplicates processes already in place to address sea level rise adaption in the Waikiki Special District and efforts by hotel operators along the coast who have invested time and resources on this issue to ensure our properties are safe for our guests, employees and our communities.

Aside from proactive measures that we take at our beachfront properties, which include regular property inspections and upgrades, Outrigger has taken the lead on numerous projects toward sustainability to address Sea Level Rise including:

- **Support for Waikiki Beach replenishment and re-nourishment projects**
We have regular communication with organizations working to protect the shoreline, including: Waikiki Improvement Association, University of Hawaii, NOAA, Waikiki Aquarium, Coral Conservancy and more.
- **Third-party environmental certifications and associations**
Outrigger was the first hospitality company in the state to achieve Green Seal Certification. We are recognized in the State of Hawai'i Green Business Program, Serve on the Hawaii Business Roundtable Climate Coalition and signed the Climate Pledge.
- **Meaningful ESG initiatives**
We are now tracking 510 environment, social and governance items throughout the Outrigger portfolio. Waste reduction, water conservation, energy efficiency and emissions reduction – all contributors to sea level rise – are a key part of our ESG goals. We are now measuring Scope 1 and Scope 2 emissions for our Waikiki resorts and in 2022 were in the lowest 25% of water use per sq. ft. compared to other hotels. We have LED installations in both guests and public areas as well as energy-saving thermostat systems.

For Outrigger and the industry we proudly support, addressing sea level rise is clearly top of mind and we will continue to do our part in protecting Waikiki, in keeping our properties structurally sound and in providing a safe environment for our hosts, guests and our communities.

Mahalo,



Jeff Wagoner
President and Chief Executive Officer
Outrigger Hospitality Group



HAWAI'I LODGING & TOURISM
A S S O C I A T I O N

Testimony of Mufi Hannemann, President & CEO
Hawai'i Lodging & Tourism Association

Honolulu City Council, Committee on Executive Management

RESOLUTION 23-207

October 18, 2023

Position: OPPOSE

Chair Waters and members of the Committee on Executive Management:

I offer this testimony IN OPPOSITION of Resolution 23-207, which proposes structural inspections of shoreline hotels in the Waikiki Special District.

The Hawai'i Lodging & Tourism Association is the largest and oldest private sector tourism organization in the state and our mission is to provide education, advocacy, and philanthropy on behalf of our 700-plus members.

Our organization understands the importance of periodic inspections of shoreline properties to identify and mitigate any impacts of sea level rise. Public safety and security, as well as the wellbeing of our visitors and members, have always been our priority. However, our member hotels already regularly ensure their properties are up to code and remain diligent in addressing issues that could arise from sea level rise. At this time, we feel our members are being proactive on this front, thus we do not see mandated inspections as necessary.

Mahalo for the opportunity to testify.

Mufi Hannemann

October 17, 2023

The Honorable Tommy Waters
Chair and Presiding Officer
Honolulu City Council
530 South King Street, Room 202
Honolulu, Hawaii 96813

**RE: Resolution 23-207
Testimony in Support**

Dear Chair Waters and Councilmembers,

I write in support of Resolution 23-207.

Resolution 23-207 is an important step towards the implementation of a building inspection and maintenance ordinance in Honolulu. Resolutions and ordinances are often reactive and born out of tragedy. I therefore applaud the city council for being proactive in considering Resolution 23-207.

My opinion of Resolution 23-207 is similar to that of Honolulu Permitting and Planning Director Takeuchi Apuna in her letter to the council dated October 5, 2023. While Resolution 23-207 is primarily focused on the impact of Sea Level Rise (SLR) on hotels in Waikiki, a broader definition may be more appropriate. There are hundreds of buildings in greater Honolulu, especially high-rise multi-family structures, that might reasonably be expected to be similarly impacted by climate change and SLR. As Director Takeuchi Apuna points out, a building need not be on the shoreline to be impacted by SLR. Examples might include the dozens of high-rise multi-family structures and hotels that line the Ala Wai or are near the waterfront in Kakaako, which are collectively dozens of structures comprising thousands of housing units.

The Surfside tragedy referenced in Resolution 23-207 was not a hotel. It is my understanding that deferred and/or inadequate maintenance is believed as one of the primary contributors to that tragedy, conditions that SLR may or may not have exacerbated, but not singularly caused. Roughly 90% of O'ahu's multi-family buildings and many hotels were built before 1990, and the building code has changed considerably since then. If addressing deferred maintenance, corrosion, and structural deficiencies in older buildings, issues known to have existed in the Surfside tragedy, is a primary goal of Resolution 23-207, then city council might look to legislative examples from other cities and states and include such provisions in Resolution 23-207, or a future ordinance, as a means of protecting the public and building occupants from such risks. Examples include:

New York City Local Law 11

First enacted around 1980 after a passerby on a sidewalk was killed by concrete or other debris falling from the exterior of a building due to deferred maintenance, Local Law 11 has evolved to

become a bedrock inspection and maintenance standard. It requires that most high-rise buildings be inspected every five (5) years and to continuously assure safe conditions.

California Senate Bill 326

Commonly referred to as "the balcony bill" and enacted in 2020 as a statewide law following the collapse of a multi-family balcony and railing in Berkeley, California that claimed several lives, SB326 requires that virtually all mutli-family and some other buildings be inspected by 2025 and repairs made as required to assure safe conditions. Reinspection and repair as needed is required every nine (9) years.

Florida Milestone Inspections

After the tragic Surfside, Florida building collapse in 2021, the Florida legislature took action to implement reforms and strengthen their existing legislation. Requires structural inspection for all condominium and cooperative buildings that are 3 stories or greater in height upon achieving 30 years of age, and reinspection approximately every ten (10) years thereafter.

Specific to SLR conditions that Resolution 23-207 seeks to address, waterproofing failures in several Waikiki buildings – both hotel and non-hotel – are known to exist where subterranean water is seeping into the lowest levels of these buildings. As a building science community, the impact of SLR on buildings is not yet fully understood; however, it is reasonable to conclude that SLR and climate change will at the least serve to exacerbate existing waterproofing problems, corrosion issues, and cause damage to exposed structures, which validates the need for Resolution 23-207 and future ordinances or amendments to the Revised Ordinances of Honolulu (ROH).

Finally, while Resolution 23-207 is a good starting point, I concur with Director Takeuchi Apuna that consideration should be given to housing this as a new ordinance or as an amendment to the existing ROH provisions dealing with the design standards, building construction, repair, and the building code.

In summary, in order in ensure the safety of residents and visitors alike, I support the intent of Resolution 23-207 and the eventual update of the ROH to address concerns associated with aging buildings, climate change, and SLR.

Should you have any comments or questions, please feel free to contact me.

Sincerely,

BERGEMAN GROUP

A handwritten signature in blue ink, appearing to read "D. Bergeman", written over a horizontal line.

Dana C. Bergeman
CEO